

2003 Demographic Highlights

1. Wichita's 2004 population (January 1) is 360,715, an increase of 56,704 persons since 1990 and 16,431 since 2000. Sedgwick County has experienced an increase of 67,698 persons since 1990 and 18,491 since 2000, for a 2004 population of 471,360.
2. The population growth rate in Wichita over the past four years has been about 17 percent higher than projected in the Comprehensive Plan. This is largely due to the addition of population brought in through annexations.
3. The average number of paid employees in the Wichita Metropolitan Statistical Area decreased by 2.6 percent, or 7,200 jobs.
4. According to the Wichita Area Association of Realtors, there were 6,567 homes totaling \$700 million sold in Sedgwick County. This is down 14.8 percent from homes sold in 2002, and it is 13.3% lower than the five-year average and 15.5% below the average annual valuation of homes sold in Sedgwick County for the period 1998 through 2002.

POPULATION TRENDS AND FORECASTS

Table 1 presents 2000 and 2002 Census numbers along with 2030 projections for all cities in Sedgwick County plus the city of Andover. The projections are from the 1999 Update of the Wichita-Sedgwick County Comprehensive Plan. The projections anticipate moderate growth for the County through the year 2030, with over half of the new growth occurring by 2010, due to a higher percentage of senior citizens in the population after 2010. Growth rates are also shown in Table 1 for the estimates and projections with 2000 Census numbers as the starting point.

Household size and owner occupancy data are obtained from 2000 Census figures for Wichita, each of the small cities, and the county, along with building permit data to calculate population growth. The majority of population growth in Sedgwick County has occurred in the urbanizing fringe portions of the county. As a result of this and resulting annexations, the unincorporated areas of the county continue to experience a net decline in population.

Wichita's population at the beginning of 2003 is estimated at 357,051 by the Metropolitan Area Planning Department. Based upon building activity MAPD estimates another 3,664 were added during 2003, bringing Wichita to 360,715 at the beginning of 2004. Sedgwick County's population is estimated at 465,640 for 2003. Another 5,720 were added based upon building activity during 2003, bringing Sedgwick County to 471,360 in January of 2004.

Table 1 also shows figures for Andover's population growth. Since Wichita and Andover share a common city limit, the development activity in this area will become even more intertwined. Using information from Andover along with Wichita and Sedgwick County will provide a more complete picture of development in this part of the metropolitan area.

During the past 20 years, Wichita's growth has been occurring primarily in the far west, east, and northeast portions of the city. **Figure 1** geographically illustrates projected population growth in Sedgwick County from the 1999 Update of the Comprehensive Plan in each of the statistical development areas. Small city growth areas are a result of ongoing dialogue by MAPD with the small cities that will continue through the summer of 2004. These projections are for a 40-year period from 1990 to 2030.

Figure 2 illustrates the steady population growth trend of Wichita and Sedgwick County for the past six years.

Table 1

Sedgwick County Population Forecast

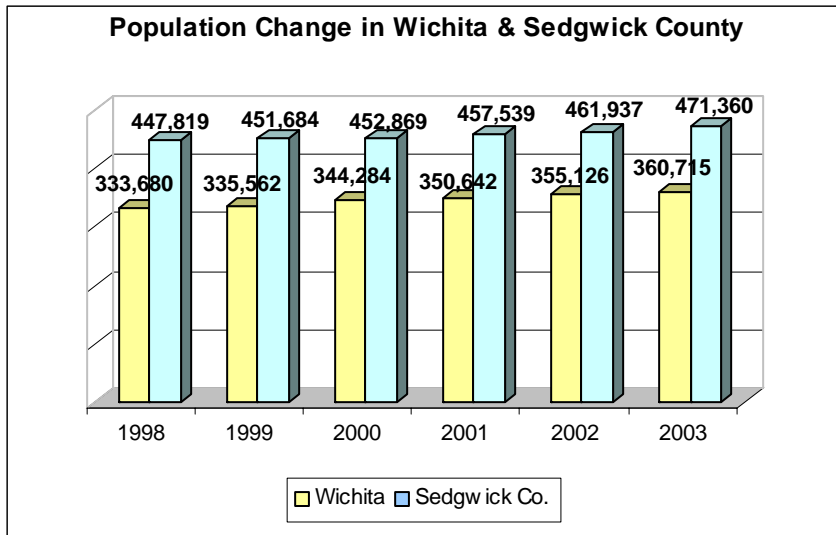
CITY	2000 Census Population	July 2002 Census Estimate	2.5 Yr. Annual Growth Rate (Census data)	2004 Population Estimate based on Building Permits	4 Yr. Annual Growth Rate (Permit Data)	Comprehensive Plan Population Projection for 2030	Projected 30 Yr. Annual Growth Rate
Andale	766	789	1.19%	805	1.24%	801	0.15%
Bel Aire	5,836	6,424	3.91%	6,599	3.12%	9,836	1.76%
Bentley	368	392	2.56%	420	3.36%	582	1.54%
Cheney	1,783	1,843	1.33%	1,877	1.30%	2,574	1.23%
Clearwater	2,178	2,203	0.46%	2,233	0.62%	2,827	0.87%
Colwich	1,229	1,271	1.35%	1,323	1.86%	1,644	0.97%
Derby	17,807	18,908	2.43%	19,646	2.49%	31,144	1.88%
Eastborough	826	820	-0.29%	817	-0.26%	800	-0.11%
Garden Plain	797	809	0.60%	830	1.00%	900	0.41%
Goddard	2,037	2,640	10.93%	3,139	11.41%	3,287	1.61%
Haysville	8,502	9,379	4.00%	9,815	3.66%	11,948	1.14%
Kechi	1,038	1,143	3.93%	1,343	6.65%	1,756	1.77%
Maize	1,868	1,973	2.21%	2,444	6.95%	3,108	1.71%
Mount Hope	830	839	0.43%	843	0.38%	1,047	0.78%
Mulvane	4,154	4,447	2.76%	4,617	2.68%	5,056	0.66%
Park City	5,814	6,405	3.95%	7,079	5.05%	9,759	1.74%
Sedgwick	211	228	3.15%	240	3.27%	173	-0.66%
Valley Center	4,883	5,008	1.02%	5,339	2.25%	6,798	1.11%
Viola	211	215	0.75%	215	0.47%	230	0.29%
Wichita	344,284	355,126	1.25%	360,715	1.17%	412,762	0.61%
Unincorp. Sedgwick Co.	47,447	41,075	-5.61%	41,023	-3.57%	60,001	0.79%
Sedgwick Co. Totals	452,869	461,937	0.80%	471,360	1.01%	567,033	0.75%
Andover	6,698	7,750	6.01%	8,545	6.28%		

Figure 1



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Figure 2



For the near future, Wichita's predominantly east-west growth pattern is expected to continue. Western Wichita (northwest and southwest growth areas) is projected to experience a population increase of approximately 59,660 persons over the 40-year period. This results in a possible need to develop about 14 square miles of undeveloped land into urban use if current development densities continue. In eastern Wichita (northeast and east Wichita growth areas), population is expected to increase by 50,210 persons, requiring approximately 12 square miles of land for urbanization in this area based on current development densities.

While the urbanized areas of Sedgwick County have been experiencing steady growth since 1990, the older central area of Wichita has not grown. Based on current trends and revitalization efforts called for in the Comprehensive Plan, it is estimated that central Wichita will gain 7,420 people between 2000 and 2030. Population projections for each of the City of Wichita and Sedgwick County growth areas are illustrated in **Table 2**

Table 2

Sedgwick County Area Population Projections				
Statistical Development Area	2000 Census	2010 Projection	2020 Projection	2030 Projection
Wichita Urbanized Area				
Central (C)	181,565	181,742	185,388	189,033
East (E)	35,098	37,954	40,353	42,753
North (N)	18,897	21,722	23,217	24,712
Northeast (NE)	38,289	51,799	58,000	64,201
Northwest (NW)	60,930	73,812	80,664	87,516
South (S)	37,847	42,220	43,953	45,686
Southwest (SW)	9,131	13,432	15,543	17,653
URBANIZED AREA SUBTOTAL	381,757	422,682	447,117	471,553
Remainder of County				
County Northeast (CNE)	11,881	12,948	14,465	15,982
County Northwest (CNW)	10,668	11,304	12,465	13,627
County Southeast (CSE)	39,707	45,021	50,053	55,084
County Southwest (CSW)	8,856	8,904	9,845	10,787
SEDGWICK CO. TOTAL	452,869	500,859	533,946	567,033
WICHITA	344,284	370,992	393,776	412,762

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EMPLOYMENT

Employment trends are provided in **Table 3** for the Wichita Metropolitan Statistical Area (MSA) which includes Sedgwick, Butler and Harvey Counties. It shows that the number of paid (wage and salary) employees has decreased over the past two years. Overall, the 2003 number decreased 2.6 percent for paid employees in the Metropolitan Area since 2002, a decrease of 7,200 jobs.

According to the Center for Economic Development and Business Research at Wichita State University, the entire Wichita Metropolitan Statistical Area experienced a somewhat weakened yet stable economy in 2003. The rest of **Table 3** illustrates employment changes in the various sectors of the MSA economy.

Table 3

Employment (Wichita MSA)				
Nonfarm Wage and Salary Employment				
(Establishment Data)				
	2001	2002	2003	% Change 2002-2003
Total Civilian Labor Force	279,974	285,563	286,672	0.4%
Unemployed	111,484	18,111	20,458	13.0%
Total Wage and Salary	289,400	282,000	274,800	-2.6%
Manufacturing	71,900	64,700	57,800	-10.7%
Mining & Construction	15,700	15,400	15,700	1.9%
Transp. & Public Utilities	7,800	7,100	6,500	-8.5%
Retail Trade	41,500	41,000	40,800	-0.5%
Finance, Insurance, Real Estate	12,400	12,400	12,300	-0.8%
Services	105,000	104,700	104,700	0.0%
Government	35,200	36,700	37,000	0.8%

Based on information from The Center for Economic Development and Business Research

Table 4 shows the unemployment rates for the United States, Kansas, the Wichita MSA (Sedgwick, Harvey, and Butler Counties), and Sedgwick County. The comparison reveals that the MSA and county unemployment rates increased faster during 2003 in comparison to the increasing rates for the state and nation.

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Table 4

Unemployment Rates

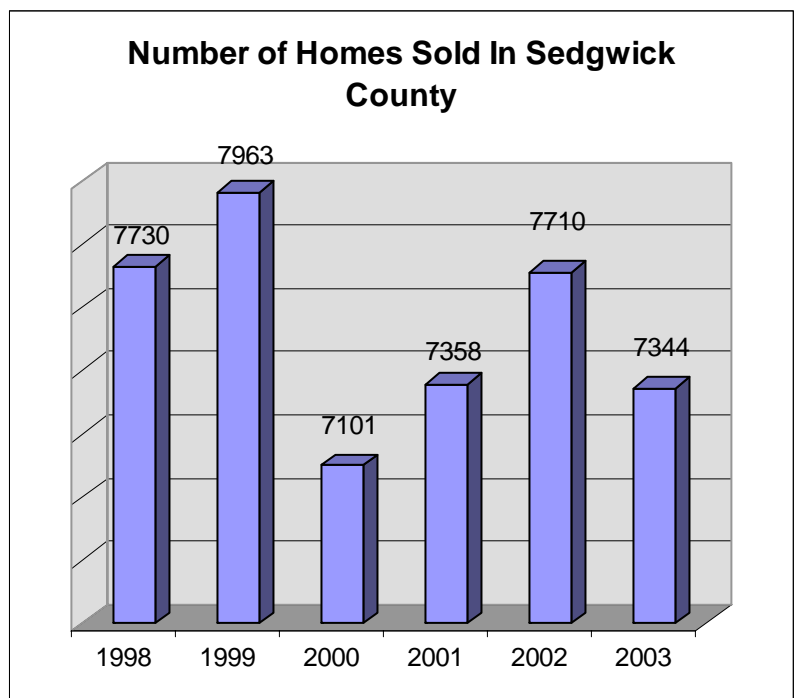
	2001	2002	2003	% Change 2002-2003
United States	4.7	5.8	6.0	3.4%
Kansas	4.3	5.1	5.4	5.9%
Wichita MSA	4.1	6.3	7.1	12.7%
Sedgwick County	4.2	6.5	7.3	12.3%

Based on information from The Center for Economic Development and Business Research

RESIDENTIAL PROPERTY SALES

Table 5A shows total units sold during 2003 in nine zones in the Wichita area, as well as total units sold in Butler and Harvey Counties as reported by the Wichita Area Association of Realtors. The year 2003 saw the sale of 6,567 single-family homes and condominiums in Sedgwick County. This number is down by 14.8 percent over 2002. It is also below the five year average of 7,572 sales shown in **Table 5B**. **Figure 3** illustrates the trend in home sales from 1998 to 2003. Tables 5A and 5B tables show total homes sold, average home prices and total valuations for the nine real estate zones in Sedgwick County illustrated in **Figure 4**.

Figure 3



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Table 5A

2003 Sedgwick County Area Residential Sales

Zone	Total Sold	Average Price	Total Valuation	Percent of Homes Sold*
Zone 100	1,256	134,479	\$168,906,038	19%
Zone 200	646	66,097	\$42,698,432	10%
Zone 300	872	82,588	\$72,016,733	13%
Zone 400	1,410	142,337	\$200,695,305	21%
Zone 500	1,243	75,103	\$93,353,326	19%
Zone 600	360	95,001	\$34,200,503	5%
Zone 700	168	106,539	\$17,898,568	3%
Zone 800	122	108,299	\$13,212,469	2%
Zone 900	490	115,873	\$56,777,690	7%
Sedgwick County Total	6,567	106,557	\$699,759,064	100%
Butler County	740	107,784	\$79,759,824	--
Harvey County	338	85,498	\$28,898,184	--

Based on information from the Wichita Areas Association of Realtors for the Period January 1, 2003 through December 31, 2003

*Percent of total sold for zones in Sedgwick County only.

Table 5B

1998-2002 Sedgwick County Area Average Residential sales

Zone	Average Sold	Average Price	5-Year Average Valuation	Percent of Homes Sold*
Zone 100	1,639	132,697	\$217,285,341	20.9%
Zone 200	624	60,617	\$37,880,699	8.6%
Zone 300	897	77,984	\$69,963,621	12.0%
Zone 400	1,711	150,143	\$256,899,012	22.5%
Zone 500	1,247	76,179	\$95,067,864	16.9%
Zone 600	418	93,683	\$38,781,744	5.7%
Zone 700	214	102,138	\$21,778,877	2.8%
Zone 800	164	99,456	\$16,441,233	2.0%
Zone 900	659	112,588	\$73,902,865	8.6%
Sedgwick County Total	7,572	109,362	\$828,001,257	100.0%
Butler County	865	106,713	\$92,246,736	
Harvey County	377	85,973	\$32,609,733	

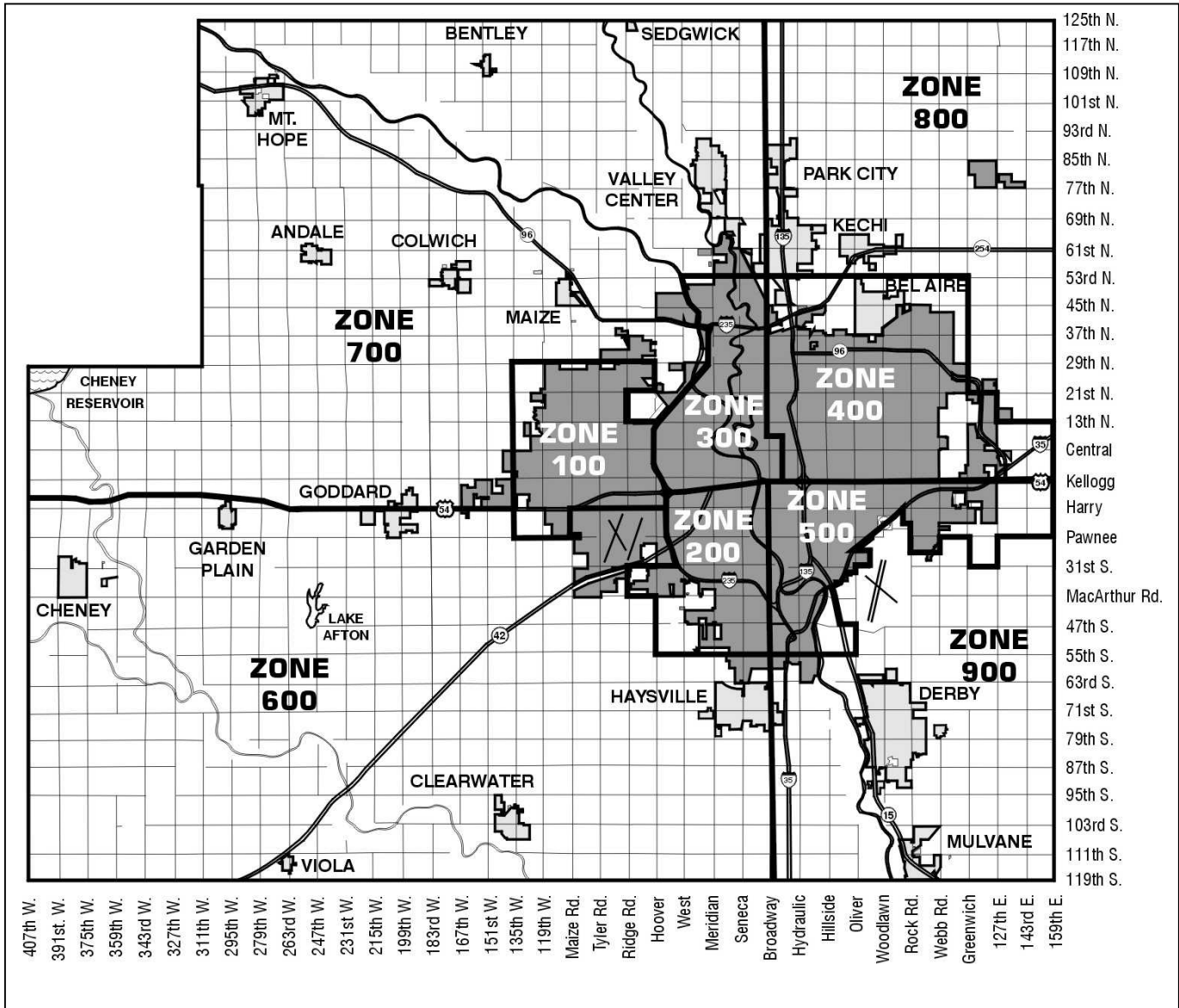
Based on information from the Wichita Areas Association of Realtors for the Period January 1, 1998 through December 31, 2002

*Percent of total sold for zones in Sedgwick County only.

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Figure 4

Statistical Reporting Areas (Wichita Area Association of Realtors)



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ANNEXATIONS

As a result of subdivision and other development activity at the fringe of Wichita, the City of Wichita has tried to accomodate this growth and the subsequent provision of services through annexations. In the past year, Wichita has grown to 153.6 square miles with a density of approximately 2,348 persons per square mile.

In 2003, Wichita annexed 1,348 acres or 2.1 square miles. The majority of these annexations are due to property owner requests associated with new development. In 2003, about 10 residents were added through annexation. This is down from the 48 residents added to Wichita's population by annexation in 2002.

Table 6

CITY	2000 Square Miles	2003 Acres Annexed	2003 Square Miles
Andale	0.5	0.0	0.6
Bel Aire	2.2	2264.2	6.7
Bentley	0.2	0.0	0.3
Cheney	1.4	0.0	1.6
Clearwater	1.1	0.0	1.3
Colwich	0.9	0.0	0.9
Derby	7.3	0.0	8.1
Eastborough	0.4	0.0	0.4
Garden Plain	0.4	0.0	0.5
Goddard	2.2	330.0	3.0
Haysville	3.4	112.0	4.3
Kechi	1.4	257.0	2.4
Maize	0.9	780.0	2.6
Mount Hope	1.0	55.0	1.3
Mulvane	1.6	0.0	1.7
Park City	5.4	62.9	7.0
Sedgwick	0.2	0.0	0.2
Valley Center	3.2	0.0	4.8
Viola	0.2	0.0	0.2
Wichita	140.0	1347.5	153.6

*Source: Sedgwick County Geographic Information Systems

Of Wichita's 2003 annexation cases, about 5 percent of the land annexed was already developed. The remaining 95 percent was developing or anticipated to develop in the near future.

Many of the small cities in Sedgwick County have also grown through annexation activity. Topping the list in acres annexed among the small cities are Bel Aire, Maize, Goddard and Kechi. **Table 6** shows annexation activity for each of the cities in Sedgwick County for 2003 along with total square miles for 2000 and 2003.

Annexations to each of the cities throughout Sedgwick County have involved several school districts and are an indicator of future development patterns for them. School districts serving the cities in Sedgwick County along with their current city limits are depicted in **Figure 5**.

Figure 5

School Districts Serving Sedgwick County

